

Town & Country

Estate & Letting Agents

Dee Park, Holt, Wrexham

£199,950



A spacious Three bedroom semi detached house within the popular village of Holt, providing an excellent range of day to day shopping facilities and amenities together with a highly regarded Primary School. In brief the accommodation comprises an entrance hall with stairs to first floor, Lounge, dining room , Kitchen, Utility, Cloaks/W.c and Conservatory, three well proportioned bedrooms, two of which are doubles, and a modern bathroom with bath and shower enclosure. Externally, the front lawned garden is bordered by a privacy hedge and a gated path leads to the impressive rear garden. Sold with NO ONWARD CHAIN.

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Externally Front

A gated path leads to the front entrance door with canopy porch and welcome light. Lawned garden and decorative gravelled borders set behind an established privacy hedge. A side garden gate gives access to the rear garden

Hallway

UPVC front door opening into hallway, staircase off to the the first floor with storage cupboard off and doors leading off to lounge, dining room, kitchen and rear hallway.



Lounge

15'0 x 11'4

Window overlooking front elevation, tiled fireplace with tiled hearth, radiator, coving to ceiling and telephone point.



Dining Room

13'2 x 9'4

A good sized second reception room with bay window to the front elevation and radiator.



Kitchen

11'4 x 6'7

Fitted with a range of wood effect base and wall units with work surface areas incorporating a one and half bowl stainless steel sink unit with mixer tap, glass display cabinet, under unit lighting, space and gas supply for oven and hob with extractor fan above, part tiled walls, tiled flooring, radiator and a part glazed door leading to the rear hallway

Rear Hallway

Having the benefit of a good sized storage cupboard, doors off to kitchen.

Utility Room

6'9" x 6'6"

Plumbing for washing machine, space for fridge freezer, wall mounted

Worcester gas fired central heating boiler and window to the rear elevation.

Cloaks/ W.C

Fitted with a white low level W.C and window to the rear elevation.



Conservatory

10'0 x 7'8"

Glass roof with window to the rear elevation and door leading out to the rear garden.

First Floor landing

With doors off to all three bedrooms and bathroom.



Bedroom One

11'5" x 11'5"

Window to the front elevation, Art deco style fire surround, radiator and built in wardrobe.



Bedroom Two

11'5" x 8'7"

Window to the front elevation, built in wardrobe, storage cupboard and radiator.



Bedroom Three

9'4" x 8'4"

Window to the rear elevation, built in storage cupboard and radiator.



Bathroom

8'1 x 6'0"

Fitted with a white four piece bathroom suite, comprising; corner shower cubicle with thermostatic shower, bath, hand

wash basin and w.c set in white glass vanity cupboards, fully tiled walls and floor, chrome heated towel rail and an opaque window to the rear elevation.



Garden

AS good sized private rear garden, stone paved patio area, lawned garden beyond with raised flowerbeds, covered seating area, cold water tap, external lighting and garden shed.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most

competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

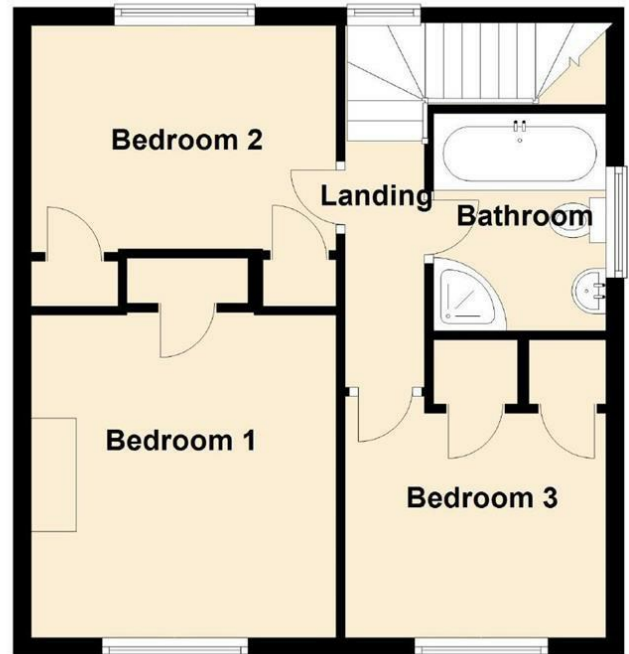
Ground Floor

Approx. 59.6 sq. metres (641.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	